

Kittery Community Center at Frisbee Common

In Council Chambers

Kittery Community Center Building Committee

Meeting

Wednesday March 23, 2011

6:30 PM

AGENDA

- Welcome and Introductions –Chairperson
- Review and acceptance of March 2, Meeting Minutes
- BH+A Update
 - 1. Annex Structural Analysis Update
 - 2. Fuel Tank Removal Project
 - 3. Gym Floor Surface Style- Update
 - 4. Gym Roof design
 - 5. Parking and Traffic Issues
 - 6. Planning Board Update – Issues- waiver requests
 - 7. others
- Staff Updates
- Other Business-Next Meeting Date?



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meeting notes

date: March 2, 2011

job name and number: Kittery Community Center at Frisbee Commons

subject: Design Phase Meeting #3

present: Building Committee Members
Jon Carter Town of Kittery
Gerry Mylroie Town of Kittery
Janice Grady Director, Kittery Recreation Department
Joel Bargmann BH+A
Steven Gribbin BH+A

by: Steven Gribbin

distribution: To Jon Carter for distribution to Building Committee Members

The following are the minutes of the design portion of the building committee's meeting of the Kittery Community Center at Frisbee Common.

PURPOSE

The purpose of the meeting was to update the building committee regarding the progress of the work and to review the pricing of the Design Development Set – 50% Submission.

MEETING

1. Joel Bargmann reviewed the pricing estimate for the Design Development Set – 50% Submission for the Committee and informed the committee that the project is still on schedule.
2. The cost estimate indicated that the project is \$28,865 or less than 1% over the November estimate and none of the owner's contingency has been used. The current estimate includes the following:
 - a. Only metal panel on the exterior of the gym – no brick
 - b. Synthetic gym flooring – no wood
 - c. Vinyl flooring in the multi-purpose theater – no wood
 - d. White TPO roof on gym addition
 - e. Sprinklers in the Annex
 - f. Conversion and reuse of current boiler

3. A list of Add-Alternates were discussed and contained the following:
 - a. Wood flooring for the gymnasium
 - b. Parking lot at basketball courts
 - c. Additional parking at rear sloped area
 - d. 1000 SF, 3 bay garage
 - e. Vegetated/green roof
 - f. Annex demolition
 - g. New boiler system
4. BH+A discussed several ways to try to cut costs and they included:
 - a. Refurbish the existing unit ventilators in the classrooms in lieu of new units
 - b. Keep the existing fin tube radiators in the Senior multi-purpose room, the dance rooms, and the spinning rooms in lieu of flat panel radiators
 - c. Use a black EDPM roof on the new gymnasium in lieu of a white TPO roof
 - d. Try to minimize the exterior masonry repair, repointing, and cleaning on the existing building
5. The Building Committee approved the following changes to the design :
 - a. The gymnasium will be designed per the flat roof scheme
 - b. The gymnasium exterior material will be all metal panel. The brick previously shown will be removed as a cost savings to the project.
 - c. The multi-purpose theater flooring will be vinyl flooring. Kent Stephens stated that anchors will not be required.
6. The Building Committee will review the cost estimate, cost saving ideas, and the add alternates and will inform BH+A on which items will be included or excluded from the project. The Committee will also prioritize the add-alternates.
7. The Building Committee and the Frisbee School Revitalization Committee need to discuss the future of the Annex. There are significant costs to keeping the Annex due to new sprinklers being required and a significant cost to demolish the building.
8. Members of the Building Committee would like to see a local installation of the synthetic gym flooring to help determine if the gymnasium flooring is synthetic as priced or wood which is an add-alternate. See attached page for local installations.
9. The Building Committee would like to review the location of the proposed construction fencing required to maintain the current activities on the site during construction.
10. BH+A asked the Building Committee to consider making the removal of the oil tank a separate project phase and to start the process of approvals as soon as possible to avoid any delays that inspections or removal may cause to the overall project schedule.

Minutes of Design Meeting #3
March 2, 2011
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Attachments:

1. A reduced size version of the presentation is provided with this for the record, 3/02/11
2. List of nearby synthetic gym floor installations.

Next Meeting:

1. March 23, 2011

These notes are recorded as understood by the writer, who should be notified of any omissions or corrections. Unless notified to the writer, they will become the record of the meeting.

Kittery Community Center At Frisbee Common

March 2, 2011 Building Committee
50% Completion Status

PROJECT SCHEDULE		2011											
		Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov
1	Project start-up												
	Site survey												
	Field investigations												
	Hazardous Materials Asses.												
	Confirm program												
	Code and Permit Analysis												
	Kitchen Equipment Program												
2	Design Development (6 weeks)												
	DD cost estimate												
3	Planning Board Site Approval												
4	Construction Documents (8 weeks)												
	CD cost estimate												
	Review cost estimate												
5	Bidding & Contracting (4 weeks)												
6	Construction (9 months)												
7	Contingency												
8	Move-In												

Planning Board Meeting March 10, 6 PM
Interiors Finishes Meeting March 3, 10:30 AM
Out to Bid May 1

Building and Site Construction (Continued)		
Hazardous Materials Assessment		
Assessment Allowance (prior work)	\$5,000	
Furniture, Fixtures & Equipment		
Furniture	10	permitted by fire
Equipment (stoves, cabinets, etc.)	10	permitted by fire
Offensive walling (for 600)	\$10,175	
Library	10	
Pharm Equipment	10	permitted by fire
Hard Cost Subtotal	\$4,883,710	
Soft Costs		
Permit & Approvals	100,000	
Architectural & Engineering	175	
Professional Fees (Architect, Engineer, etc.)	\$100,000	
PP&E (Specification & Purchasing)	\$20,000	
Construction Engineer	\$5,000	
Topographic and Utility Survey	\$10,000	
Bidding & Inspection		
Contract & Surety bonds	0.2%	\$1,000
Project Management		
Not required		
Moving		
	\$1,000	
Advertising & Bidding		
	\$2,000	
Legal		
	\$5,000	
Soft Cost Subtotal	\$382,710	
Subtotal Hard and Soft Costs	\$5,266,420	
Contingency		
Owner and Design Contingency	2.0%	\$105,328
TOTAL PROJECT COST	\$5,371,748	

Design Development (DD) Cost Estimate Summary

	November	Current	Difference
Building and Site Construction	\$4,715,720	\$4,784,285	\$68,565 over
Collapsible Theater Seating	\$140,000	\$72,000	(\$68,000) under
Owner contingency	\$200,000	\$229,800	not used
Total		\$5,085,085	

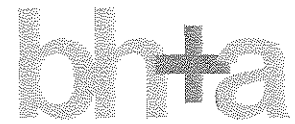
Current cost includes \$48,000 for sprinklers in the Annex

Cost Reduction Considerations

1. Provide local ventilation in classrooms in lieu of new units with energy recovery where possible.
2. Provide existing forced labor in Senior MPR, Dance Hall and PE. Sprinkling rooms in lieu of fire panic radiators.
3. Minimize exterior masonry repointing and cleaning scope.
4. EPDM roof in lieu of TPO roof w/ gsm addition

Alternates

1. Parking lot at backwater court	\$30,000
2. Additional parking at drop area	\$14,000
3. 1,000 SF, 3-hour garage	\$72,000
4. Storm detention	\$190,000
5. Vegetated green roof over gym	\$60,000



Janice,

In reviewing wood vs synthetic gym floors we found that we might be able to get a wood floor system that can meet the budget. There are several installations of both types that you can contact or see for yourself. Attached is a list that was supplied by one of the manufacturers of several synthetic installations in New England that range in how long they have been installed. You can contact them or take a look at the installation if you are interested.

I also have some wood floor installations that you might want to visit as well. Let me know if you are interested and I can get more information for you.

- Community Center - Sacco , ME
- Elementary School - Buxton, ME
- Middle School - Gray, ME

We can also talk about these further when we meet on Friday.

Regards,

Susan

Susan Spaulding
617.456.2268

bh+a

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Pulastic Installs

2009

St. Anselms College	Manchester, NH	19,200 S.F. of 9+2 Strata Plus 5000 Lt. Grey & Dark Blue in Rec	Don Moreau 603-765-4357
Auburn Village School	Auburn, NH	4,800 S.F. of 9+2 2000 Pulastic Stone Grey	Peter Barbuto 603-483-2769

2008

Hebron Academy	Hebron, ME	1,428 S. F. of 14+2 DG in Aerobics Room Sand Beige	Leslie Guenther 207-966-5222
		22,975 S.F. of 9+2 2000 in Fid House in Stone Grey, lime Gr & Gr. Oxide	

2006

Batchelder Elementary School	No. Reading, MA	3,950 S.F. OF 9 + 2 2000 in gym	Carl Nelson 978-664-7810
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2004

St. Elizabeth's Activity Center	Bedford, NH	6,860 S.F. OF 7+2 ZS STONE GRAY PULASTIC	FATHER QUINN 603-669-7444
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2003

Merrimack Valley Baptist Church	Merrimack, NH	6,500 S.F. 5+3FA PULASTIC # 504 STONE GREY	RON CAMPBELL 603-595-0955
Nashua South High School	Nashua, NH	11,484 S.F. OF 7+2 ZS PULASTIC IN RMS	Janice Tremblay 603-589-3330

2002

Chelsea High School	Chelsea, Ma	6300 sq ft. 7+2ZS Pulastic floor in Multi Purpose	Tim Healy 617-889-8409
Hudson Mem. School	Hudson, NH	6624 sq ft. Bio Panel + 3,146 4+2 Pulastic ZS	603-623-9750
Keene State College	Keene, NH	Air Channel Star/Pulastic 9+2 ZS Combi System 18,834 sq.ft.	John Ratliffe 603-358-2811
Keene State College	Keene, NH	Pulastic 9+2 ZS @ jog track 5,856 sq.ft.	
Nashua North High School	Nashua, NH	Pulastic 7+2 ZS Rm. 1173 (mini gym) 1,400 sq.ft. #504 stone gray	
Nashua North High School	Nashua, NH	Pulastic 7+2 ZS Rm. 1175 (small gym) 11,470 sq.ft. #306	
Rehab Center 3 for Athletes	Somersworth, NH	Pulastic 14+2 DG 1,100 sq.ft. #308 pigeon blue	David Quint 603-749-6686
Rochester Middle School	Rochester, NH	Install 12,350 sq ft. 4+2ZS Pulastic @ Gymnasium	603-332-4090
Spofford Pond Elemt.	Boxford, Ma	9+2 ZS Pulastic Gymnasium floor 2520 sq ft.	Steve Clifford 978-750-1955

2001

Center School	Hampton, NH	Robbins Pulastic 7+2 3,600 sq.ft. #401 lime green	Keith Lassard 603-926-8708
Franklin Pierce College	Rindge, NH	Durathon 1/4" 32,846 sq.ft. Pulastic 9+2 ZS 21,600 sq.ft.	Bruce Kirsch 603-899-4080
Hudson Memorial Middle School	Hudson, NH	Bio Cushion @ gym 6,436 sq.ft. Pulastic 4+2zs @ Multi 3,100 sf Pastel Blue	

2000

J.T. Hood Elementary School	No Reading, MA	PULASTIC 4+2 2000, 3,700 sq ft Pidgeon Blue
Medford High School	Medford, MA	PULASTIC 9+2 ZS 7,500 sq ft Stone Grey
Monadnock Humane Society	Swanzy, NH	PULASTIC ZS 12+2 & 9+2 Mint Turquoise
So Portland Community Ctr	Portland, ME	PULASTIC 7+2 ZS 3,439sf Capri Blue

1999

ENDICOTT COLLEGE	Beverly, MA	PUL 4+2 Gr. Oxide & BIO CUSHION
SEACOAST HEALTH	New Ipswich, NH	PULASTIC 4+2 ZS 7,350 sand beige
STEWART ELEM. SCHOOL	Topsfield, MA	PULASTIC 9+2 ZS 2,400 may green
WAYNFLETE SCHOOL	Portland, ME	9+2 PULASTIC may green

1998

NEW HAMPSHIRE COLLEGE	MANCHESTER, NH	11+2 PULASTIC ZS 9,100 sq ft
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From: Lee, Cindy [<mailto:CLee@bhplus.com>]
Sent: Thursday, March 10, 2011 4:27 PM
To: Perkins, Chris
Cc: Bargmann, Joel; Janice Grady (jgrady@kitteryrecreation.com); Jon Carter (JCarter@kitteryme.org); 'RJGuay@aol.com'; 'Gmylroie' (gmylroie@kitteryme.org); Jeff Clifford (jclifford@altus-eng.com)
Subject: Kittery CC - UST removal

Hi Chris,

I am working with Joel on the Kittery Community Center project. Janice had given me the 2009 and 2010 UST Annual Inspection Summary, both of which indicated "PASS". Easterly Surveying did not observe or identified any monitoring well in their existing conditions survey. Typically monitoring well is not required if there is no suspicion of leakage as you have noted. Geotech engineer's recent exploration did not note presence of oil, although none of the borings where particularly close to the tank.

We do have a fee proposal (attached) from Ransom Environmental Consultants to (1) apply for the UST removal permit which does require a 30-day waiting period, to prepare bid documents for tank removal and (2) to file the UST Closure report with MEDEP (your item 5). We concur that Part (1) work should begin right now. The timing for the removal will need to correspond with the end of heating season unless Janice can give up the use of the auditorium wing including the kitchen or temporary heat is provided. Another item to consider is that the attic above the auditorium has wet sprinklers.

Ransom's fee	\$9,050
<u>Tank removal</u>	<u>\$6,500 estimated</u>
 TOTAL	 \$15,550

We were thinking that this can come out of the \$30,000 allowance that is allocated for hazmat abatement rather than the general construction budget. Let us know if the FRC would like us to release Ransom to start the UST removal permit application process.

Thanks,

Cindy Lee, RA, LEEP AP
617-456-2241

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From: Perkins, Chris [<mailto:perkinsc@wseinc.com>]

Sent: Thursday, March 10, 2011 11:44 AM

To: RJGuay@aol.com; jcarter@kitteryme.org; jgrady@kitteryrecreation.com; Bargmann, Joel

Subject: RE: Comments on KCC Plan Set

With regard to the UST, here is my understanding:

1. The UST is a steel tank within a concrete subterranean vault.
2. The vault is constructed adjacent to the building foundation such that the delivery piping is not buried and unlikely to be leaking.
3. The tank is inspected annually for leakage.
4. No leaks have been identified as a result of these inspections.
5. Tank removal will require the retention of a qualified environmental firm for construction observation and completion of necessary regulatory filings.

My question is whether there are monitoring wells in the area to confirm the presence of any contamination, and if so, are they sampled as part of the annual work? Does historic sampling show any reason for concern? If not, and presuming the above is accurate and adhered to during construction, it seems to me there are few compelling reasons to accelerate this work. Note that many GC's are qualified to remove the tank as part of their scope of work. The downside to waiting is that, clearly, should a problem be identified during construction, it could delay many other activities and have corresponding financial implications.

Joel, what's your estimated premium on accelerating this piece of the project?

Chris